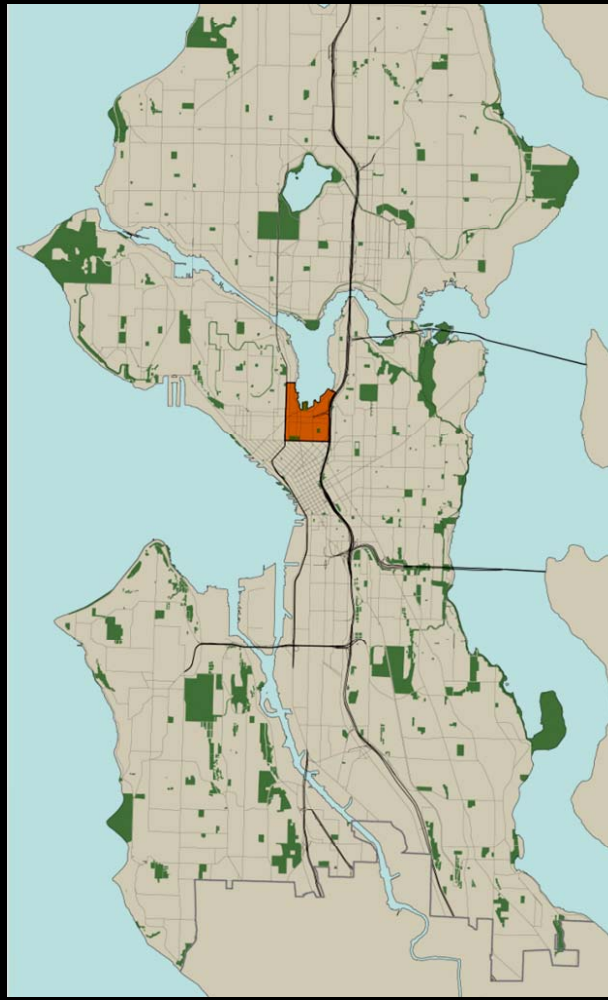




South Lake Union Design Framework

Marshall Foster
Jim Holmes

Articulate, advocate and
advance our community's
vision for an exceptional and
vibrant Seattle.



History

1993 Fred Hutchinson Cancer Research Center moves in

1991-1996 Seattle Commons debate and votes

2002 “Biotech Center of Excellence”

2004 Designated an Urban Center
Rezoning to “Seattle Mixed”

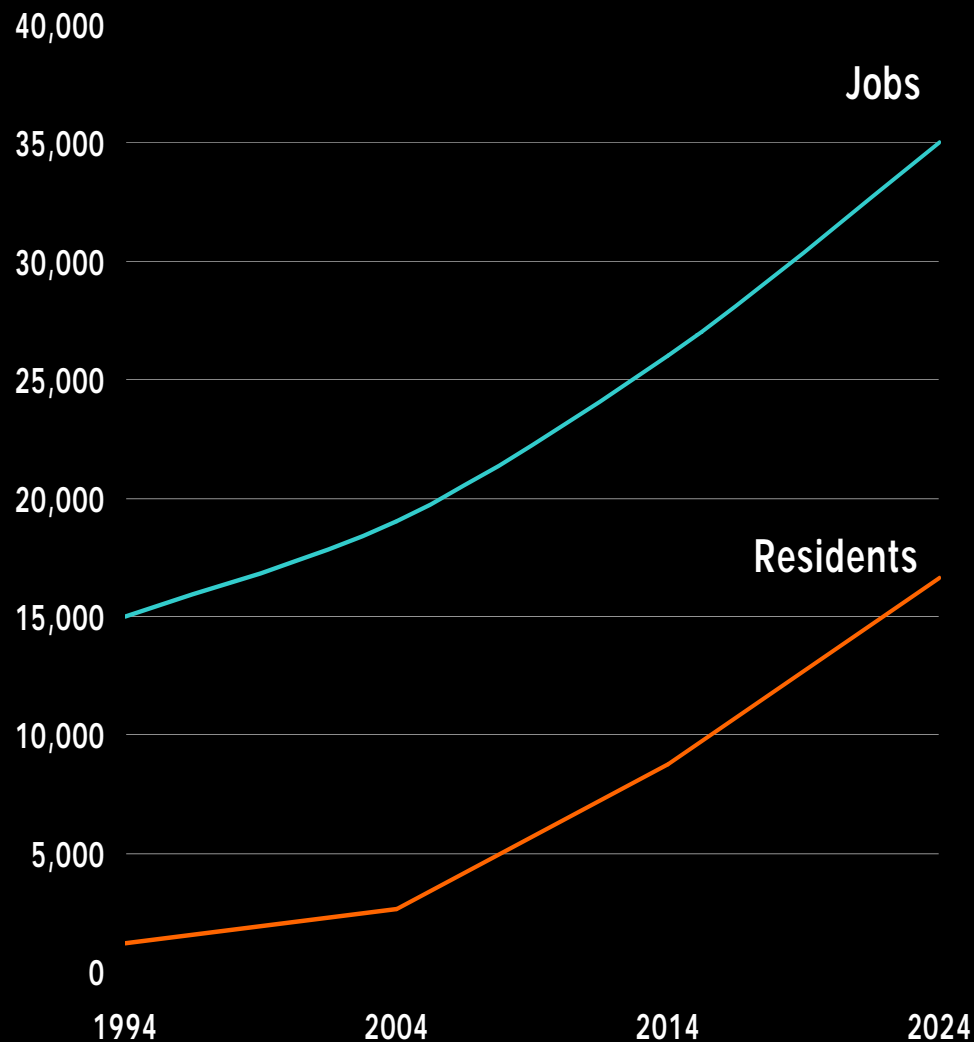
2007 New Neighborhood Plan
Streetcar Opens
Amazon Rezoning

2008 Urban Form Study and EIS Alternatives

2009 Design Framework Begins

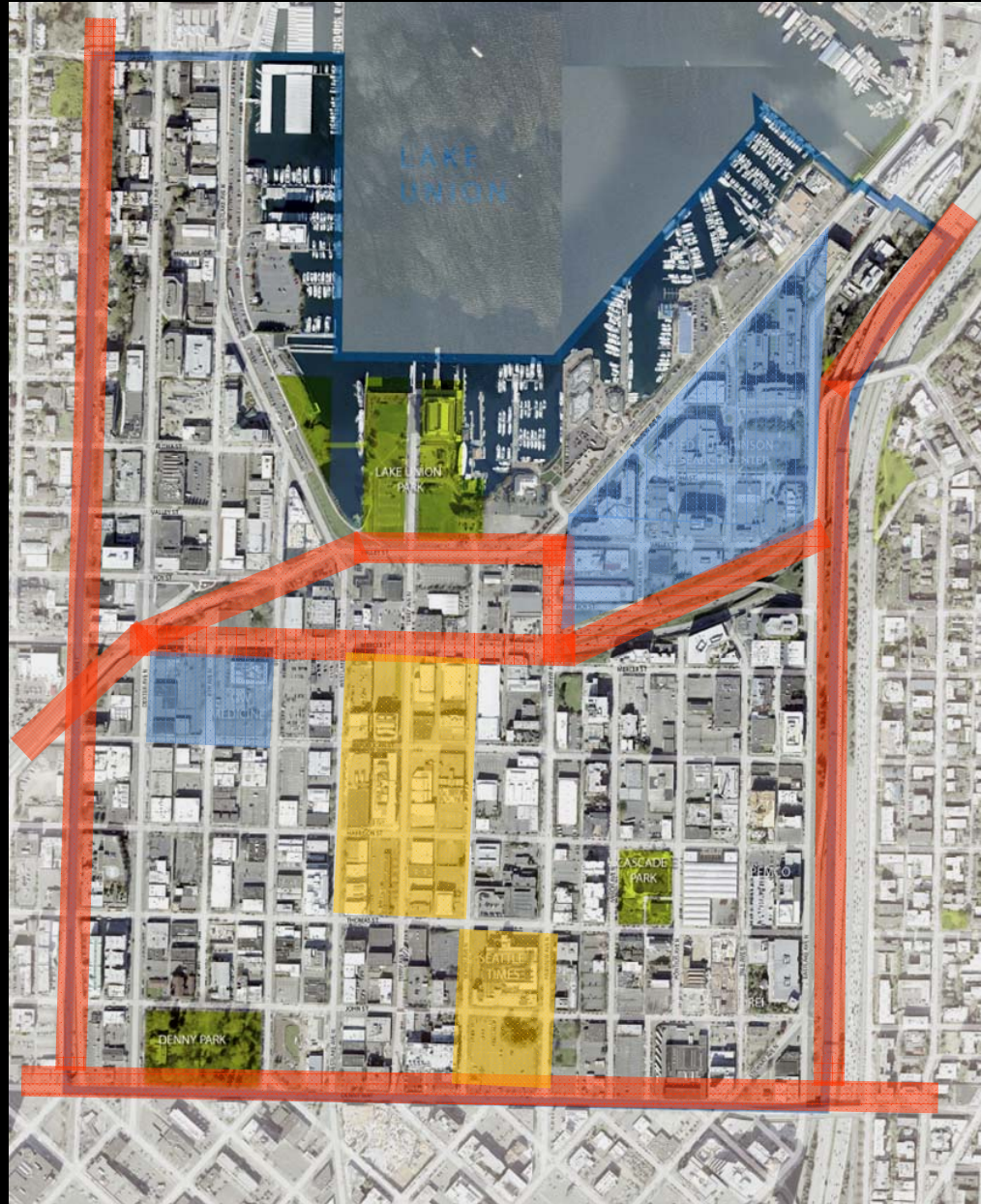
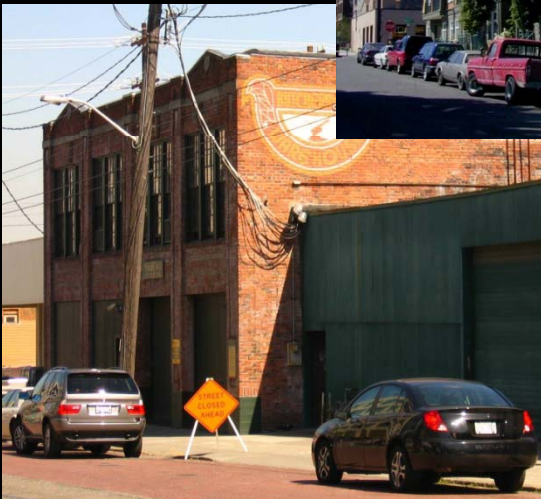
- Seattle Commons - two failed votes
- Major institutions arrived; Vulcan commits to SLU
- New plan embraces concept of a center for 21st century jobs and housing; model for sustainable development

Growth Targets



- Planned for significant growth – most aggressive targets in Seattle
- 2004-2024:
 - 16,000 new jobs (+200%)
 - 8,000 new households (+700%)
- New PSRC growth allocations

Setting



Urban Center Neighborhood Plan

- Affordable Housing
- Diversity of Building Types
- Public Benefits
- Leadership on Sustainability



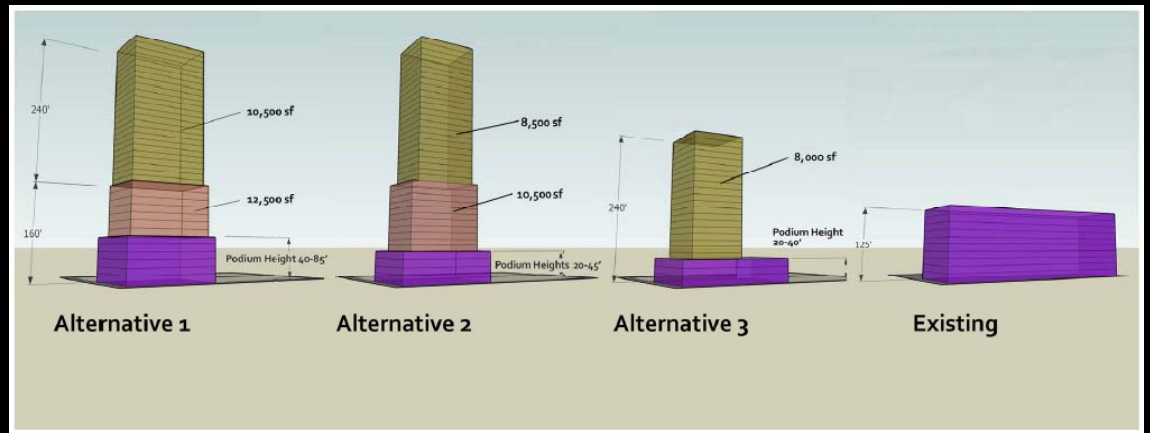
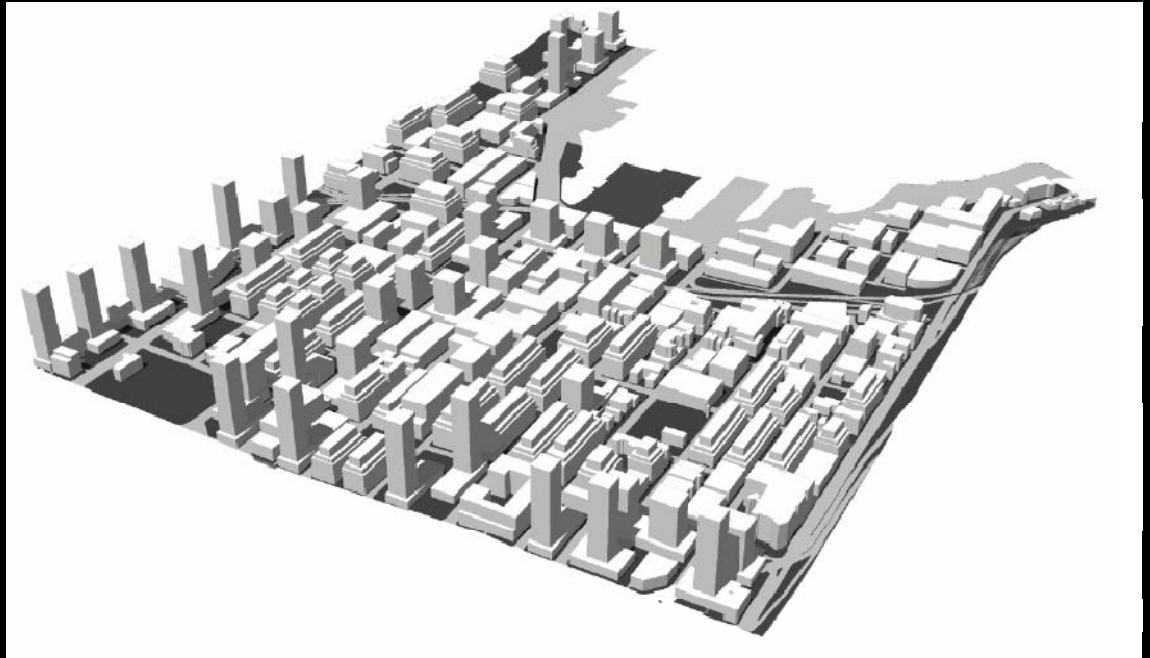
Urban Center Neighborhood Plan

- Space for community center / arts uses
- Diverse open spaces – playgrounds, plazas, mews
- Create active street frontages, preserve light, air and views
- Housing for families
- LEED-ND Pilot



Urban Form Study

- Phase I: Develop Alternatives
- Phase II: EIS Analysis (2010)
- Phase III: Rezone (2011)



Scoping Comments

- Use
- Street Experience
- View Corridors
- Public Amenities
- Community Center

...So why a Design Framework?

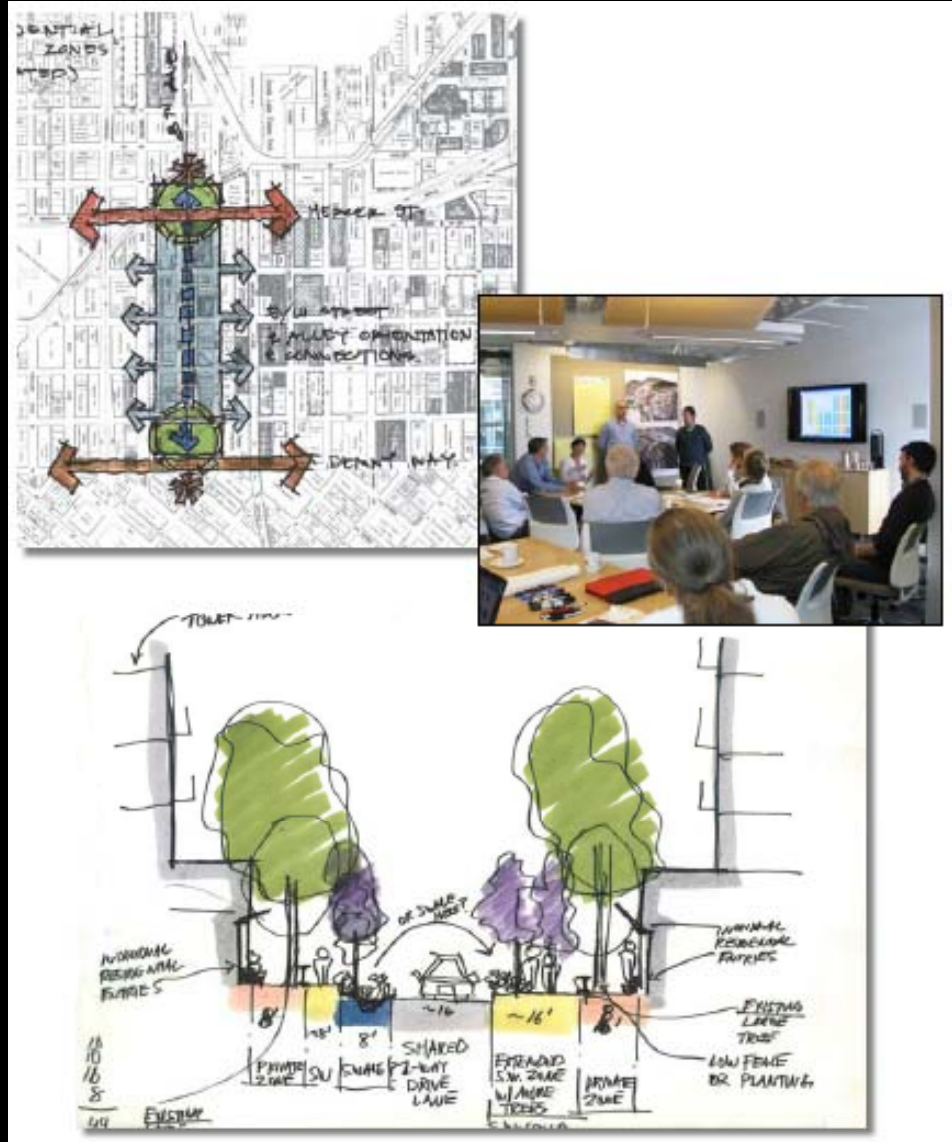
- Build a shared vision for the future of South Lake Union – distilling past efforts into proposals that bring urban design, placemaking and sustainability to the forefront.
- Seize the big new opportunities (e.g. the north portal) – before they become missed opportunities.
- Bring in the operating departments early – lay the groundwork for the plan to be implemented.

Process

- Working Group: SLUFAN, LUOA, CNC, development and non-profit housing Community.
- Charrettes: Led by Weber Thompson and city staff, with Bumgardner, Mithun, NBBJ, VIA Architecture and others.



- SLU Interdepartmental Team

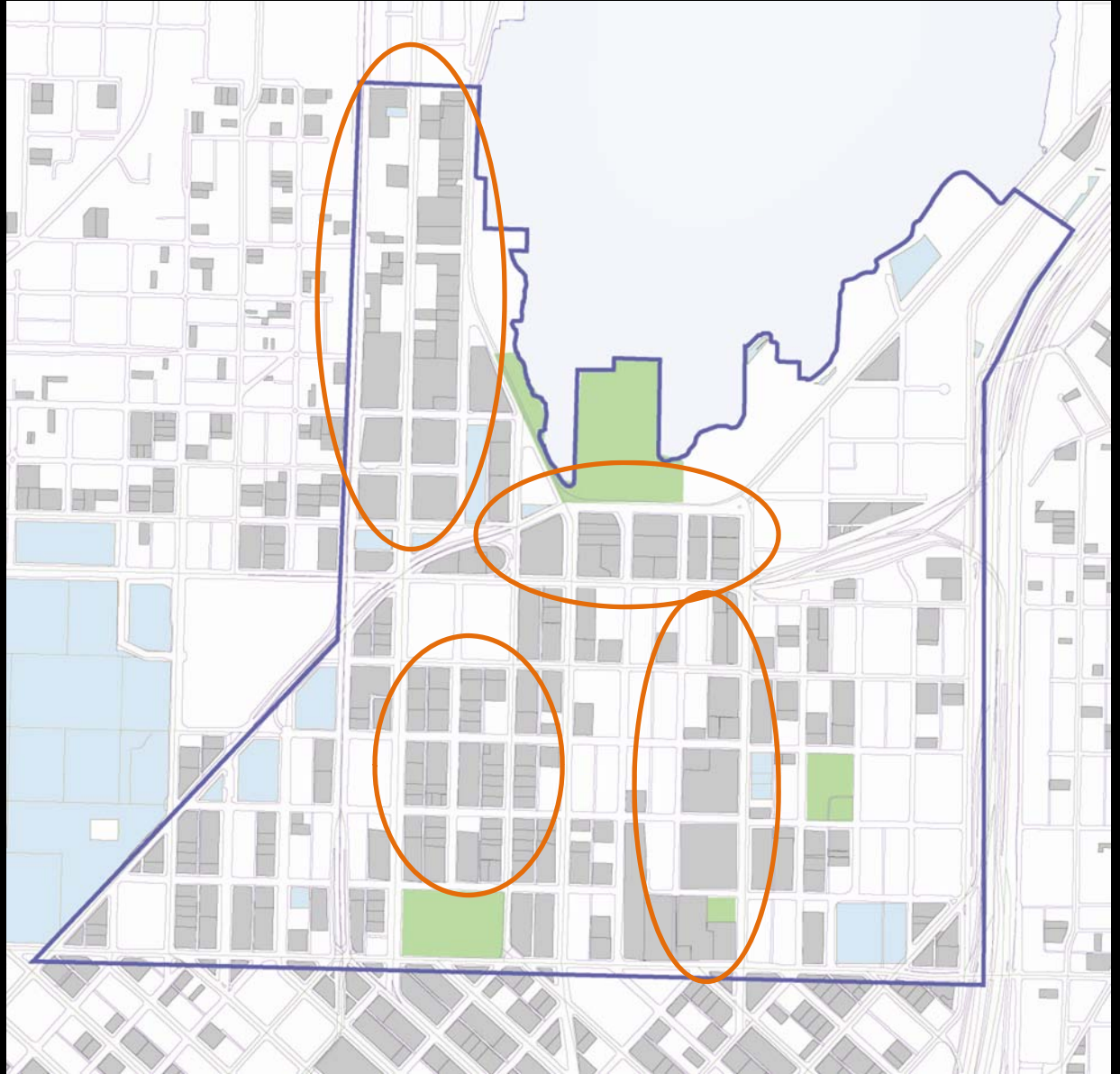
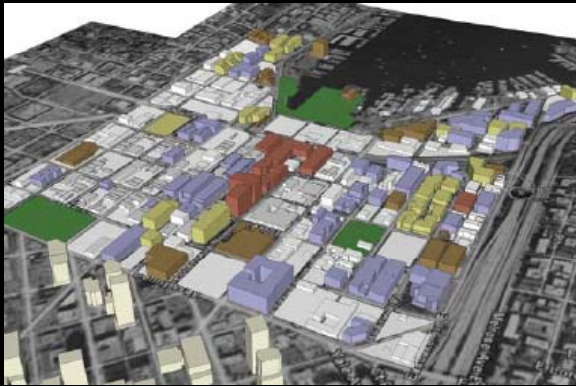


Principles

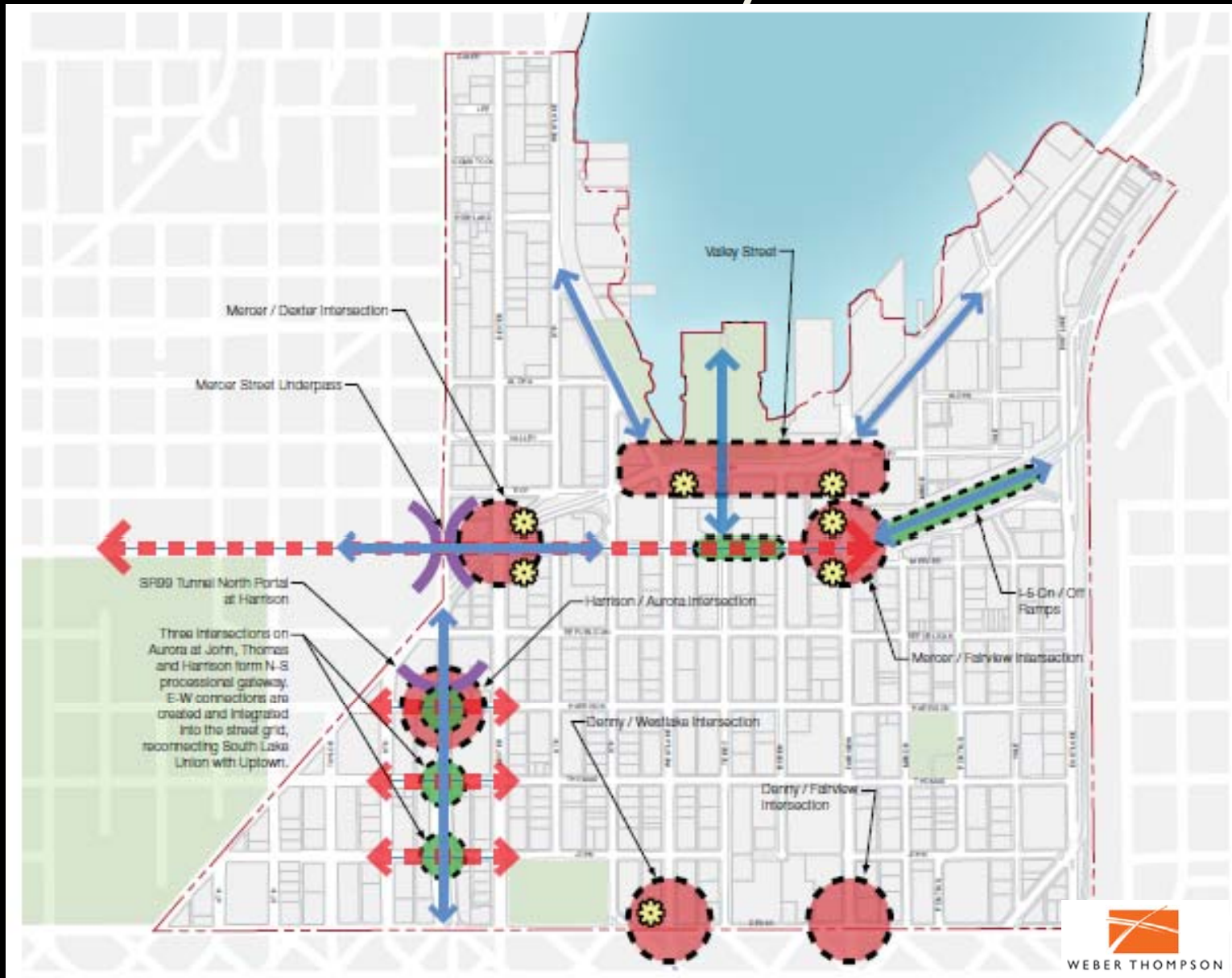
- **Set a clear vision** for South Lake Union's future development
- **Integrate South Lake Union** with adjacent neighborhoods
- Create a network of **great streets**
- Develop a **diverse system of open spaces** and community services
- **Reform zoning** and design guidelines
- Create focused opportunities for **families**
- Guide new **affordable housing** investments

Development Opportunities

- Mercer Blocks
- Fairview / Seattle Times
- Denny Park / 8th Avenue
- Dexter and Westlake



Gateways



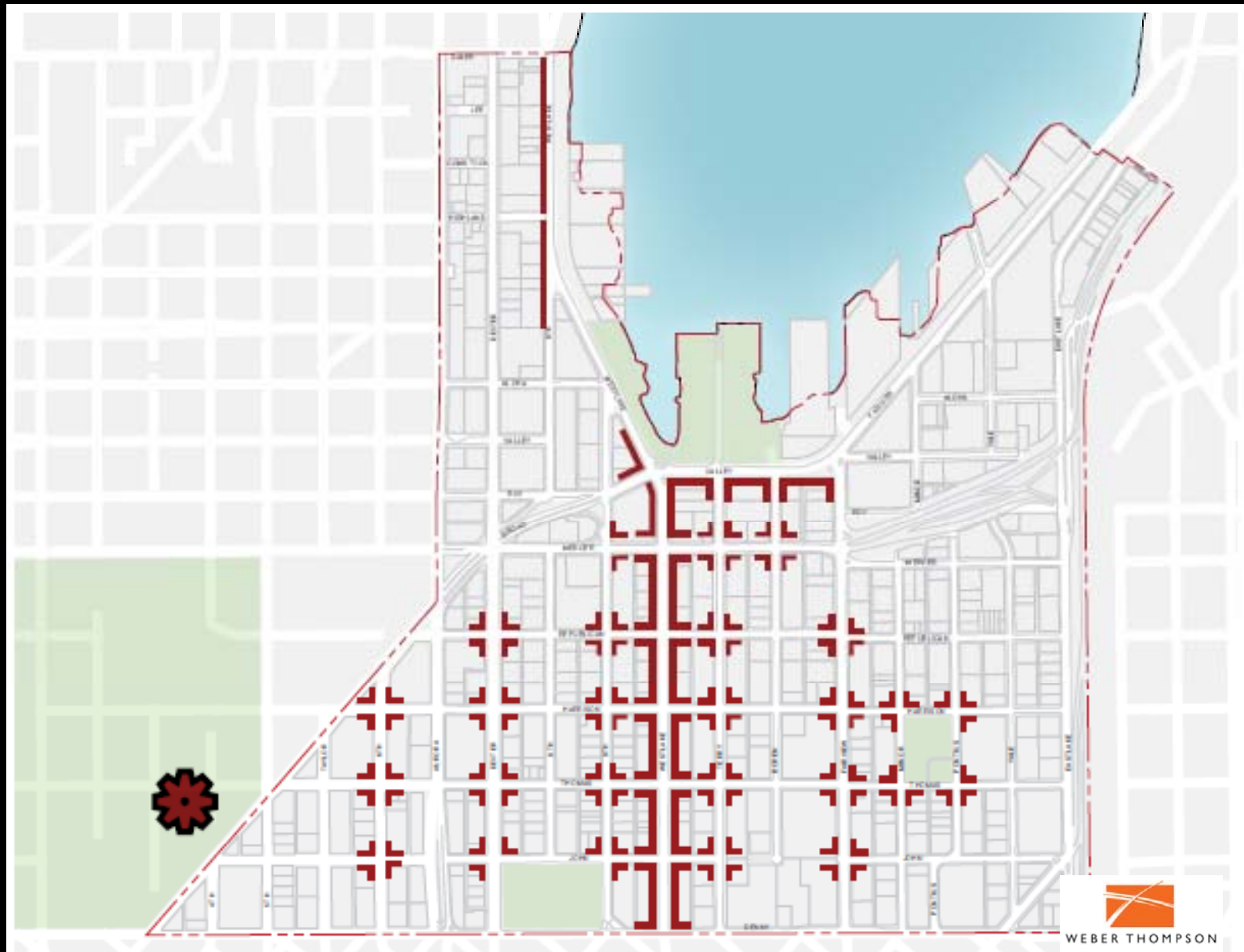
Hearts



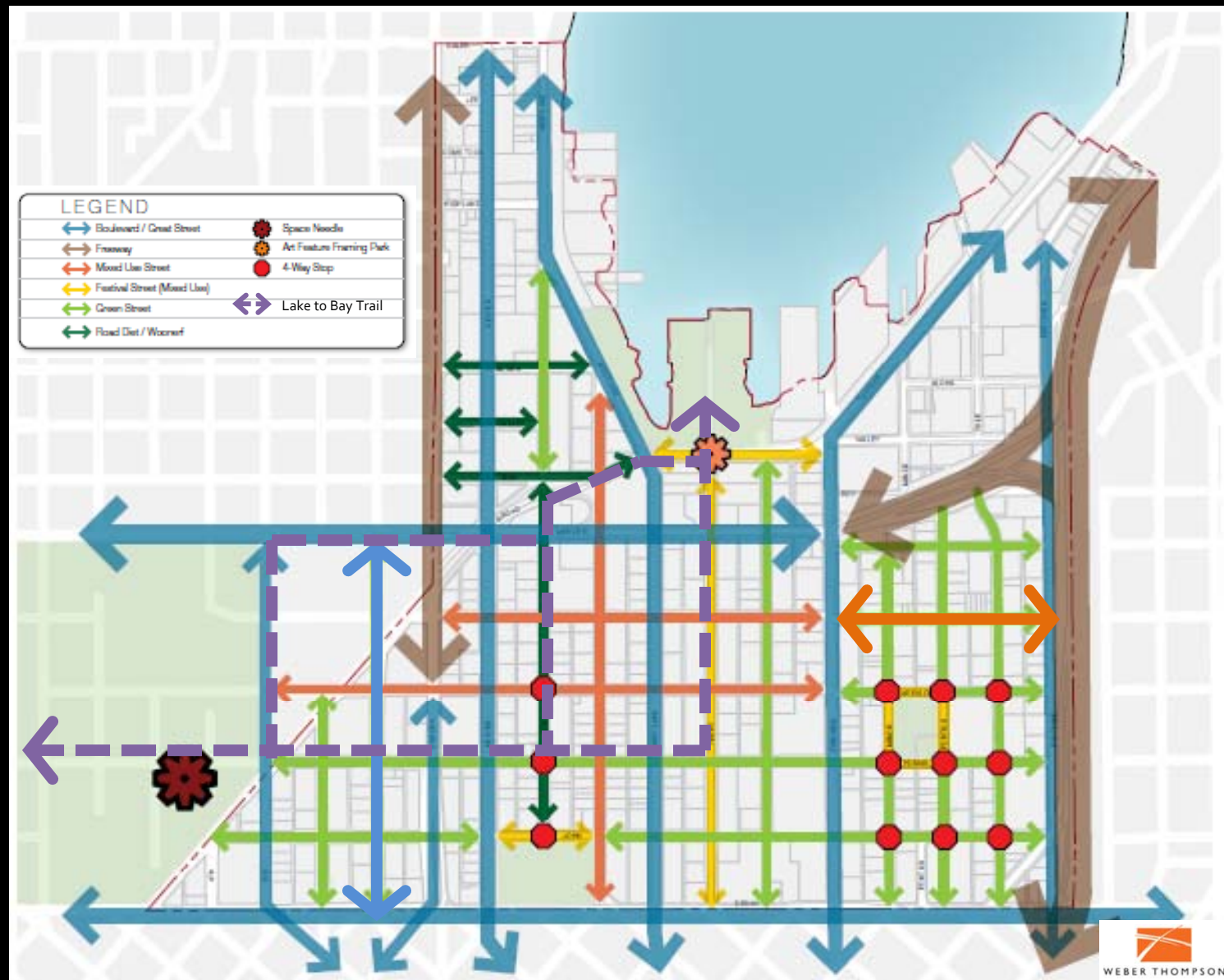
Public Views



Retail



Street Network



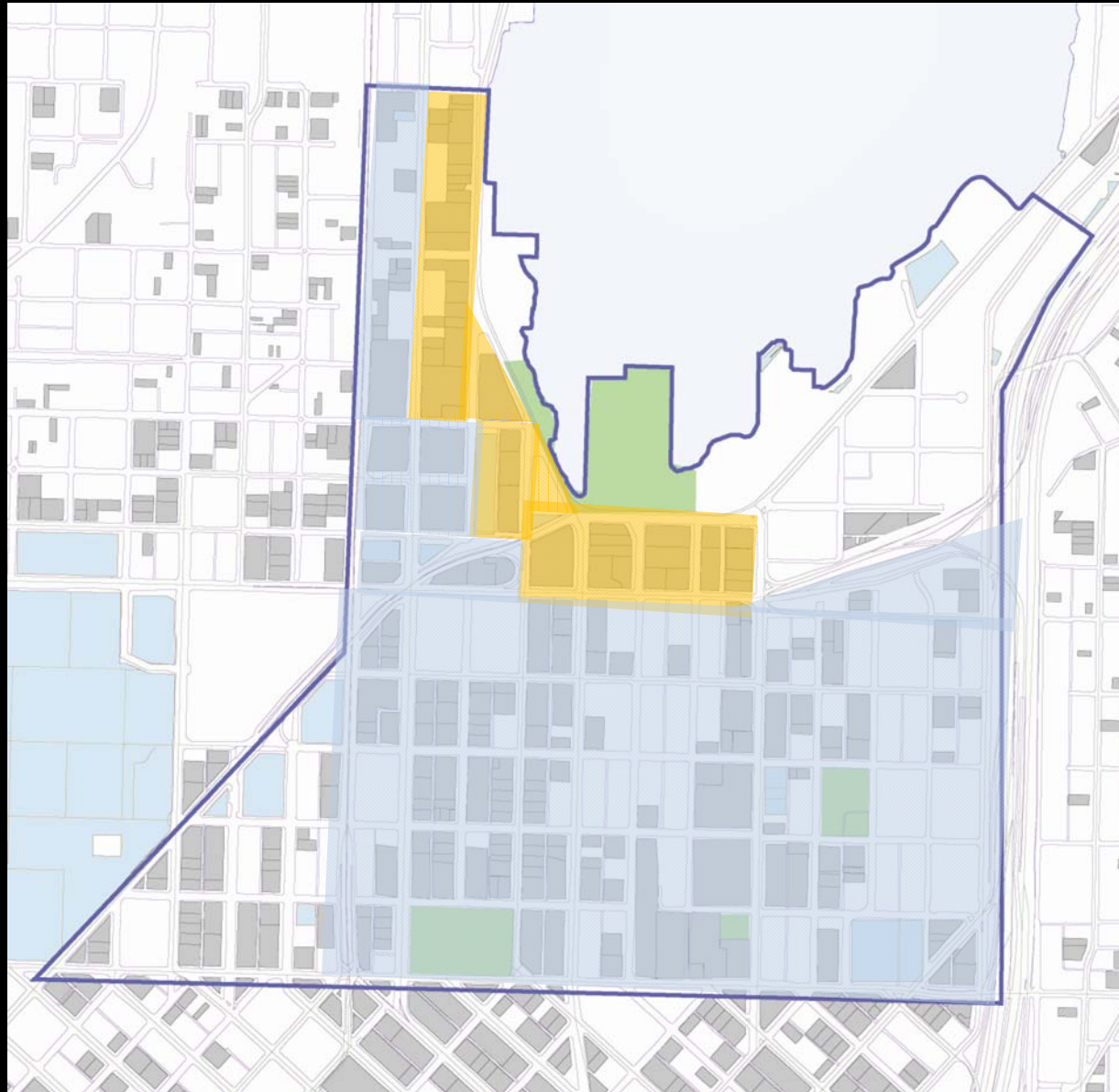
Tower Spacing



1 tower per block
(60,000SF minimum
lot size)



2 towers per block
(22,000SF minimum
lot size)



Public Amenity Projects



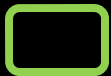
1st Priority
Green Street



2nd Priority
Green Street



Boulevard
Improvements



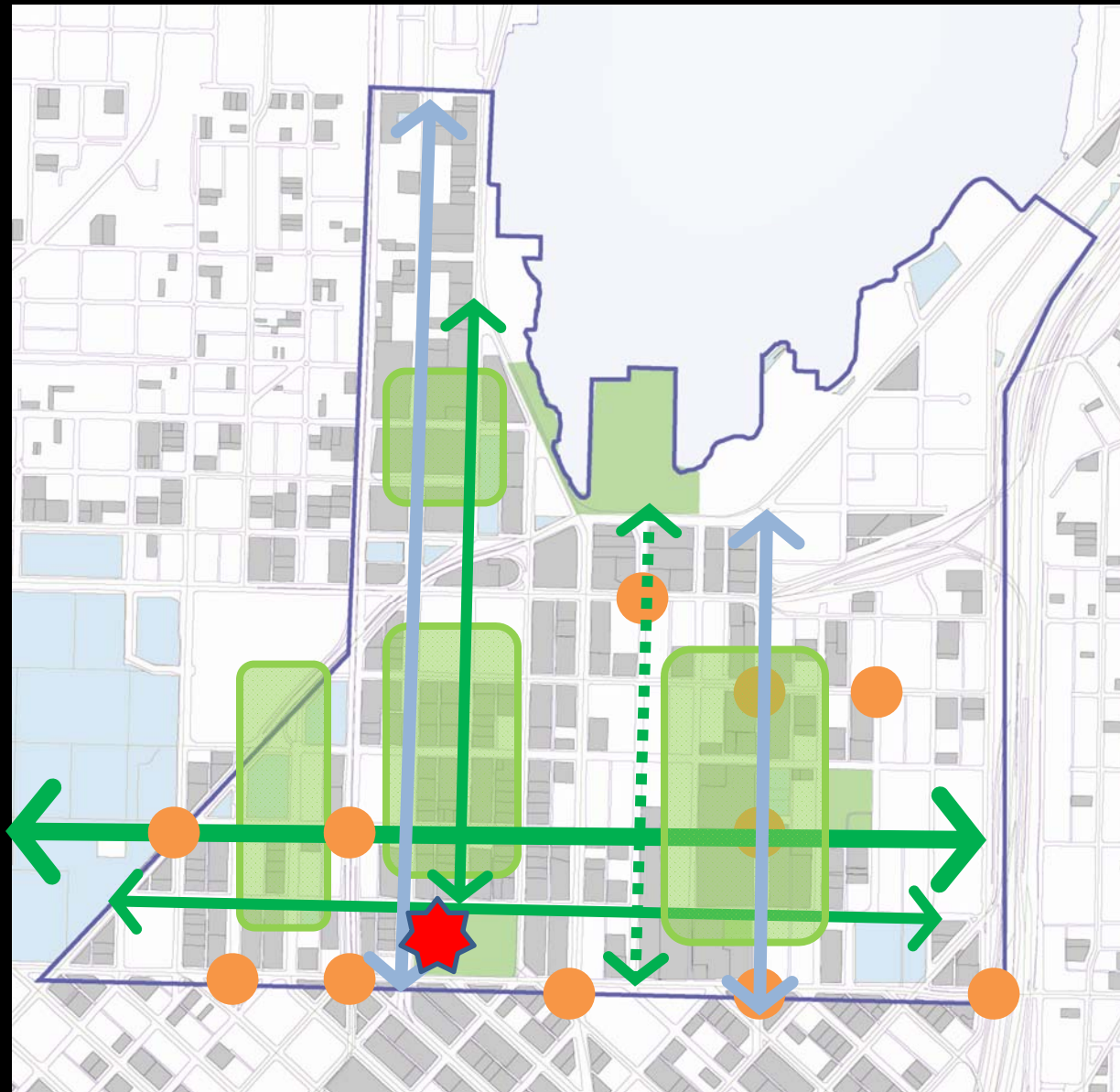
Public Space
Focus Areas



Community Center



Intersection
Improvements



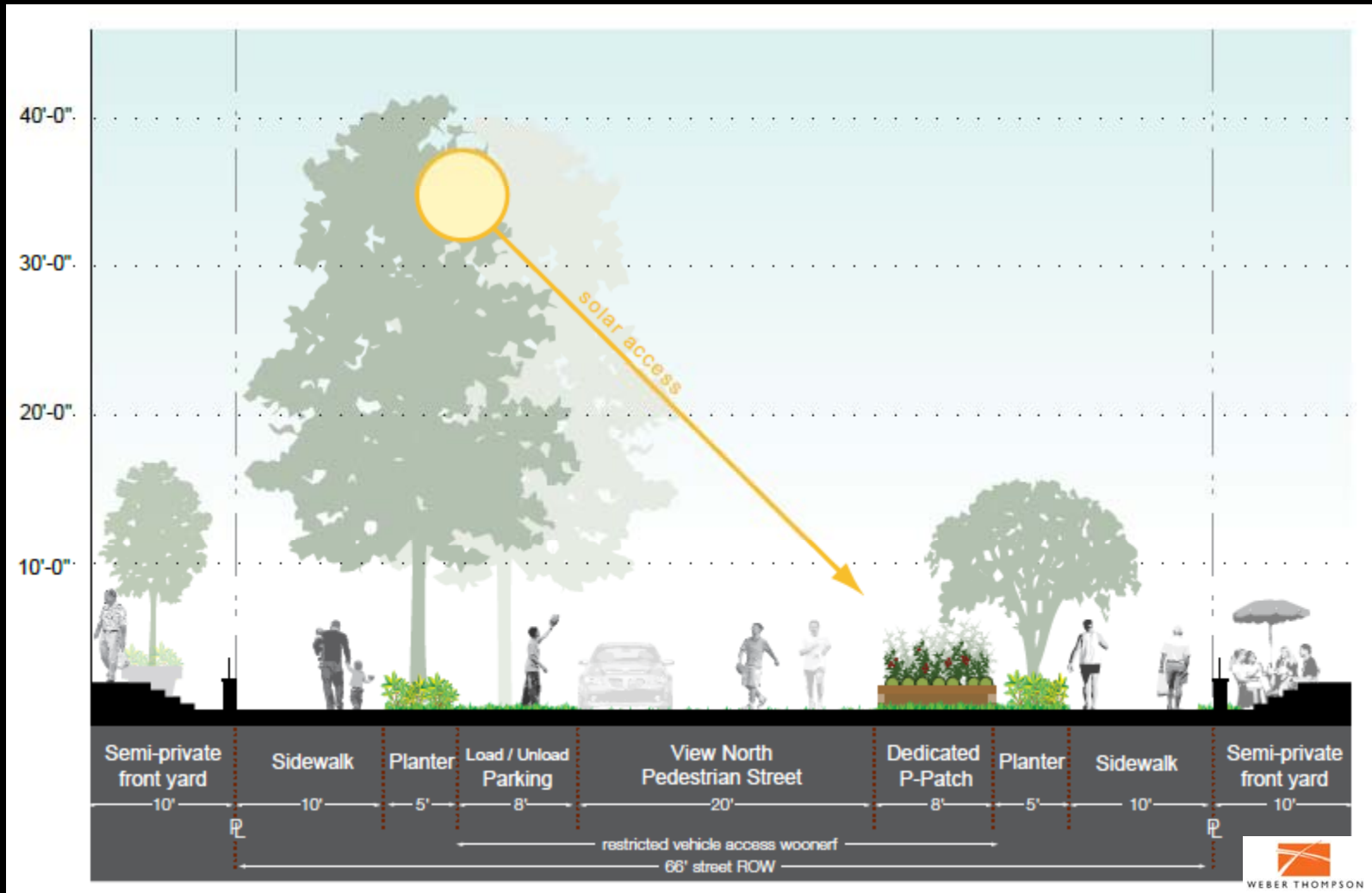
Residential Focus



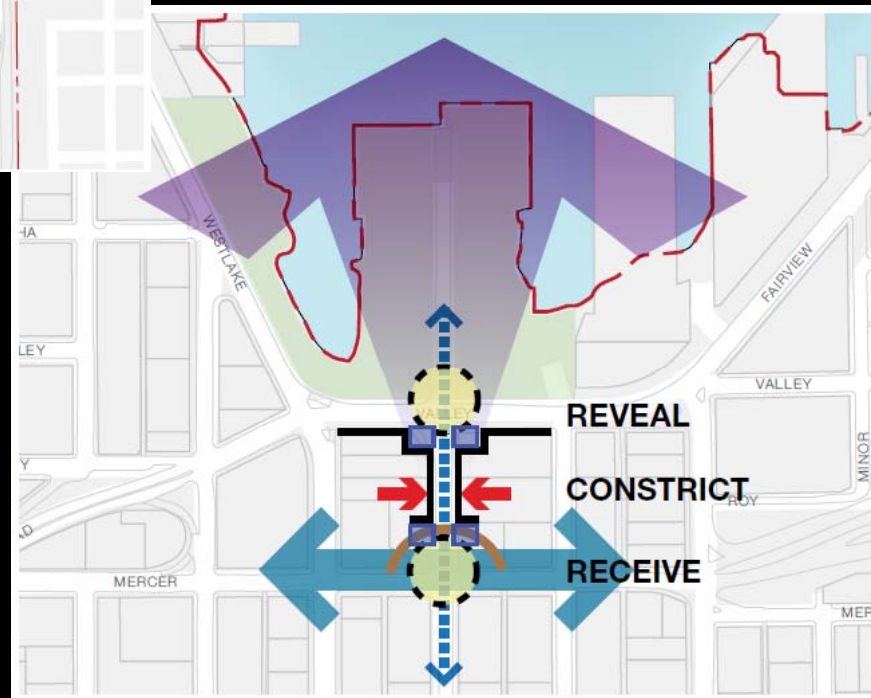
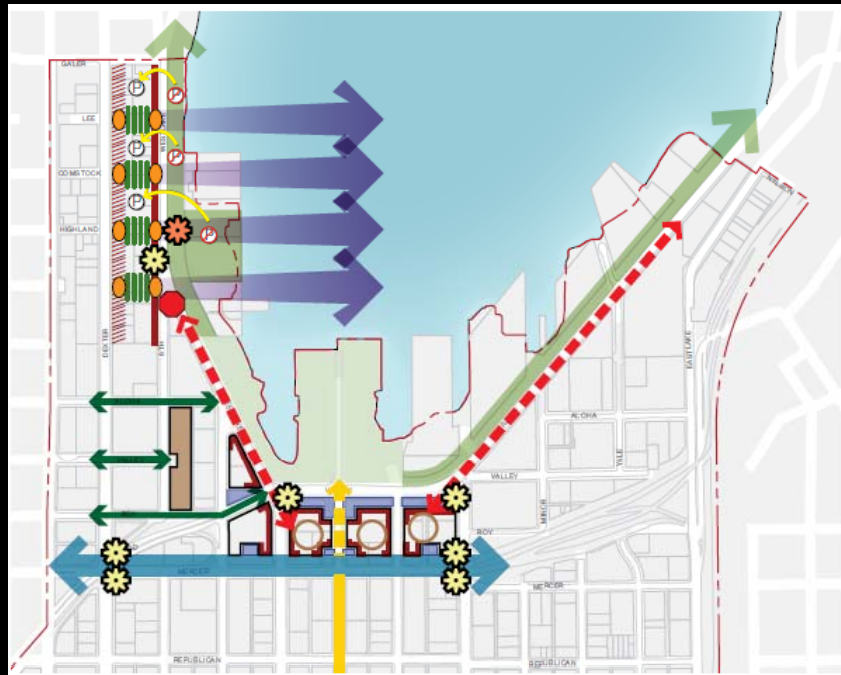
Residential Focus



Residential Focus

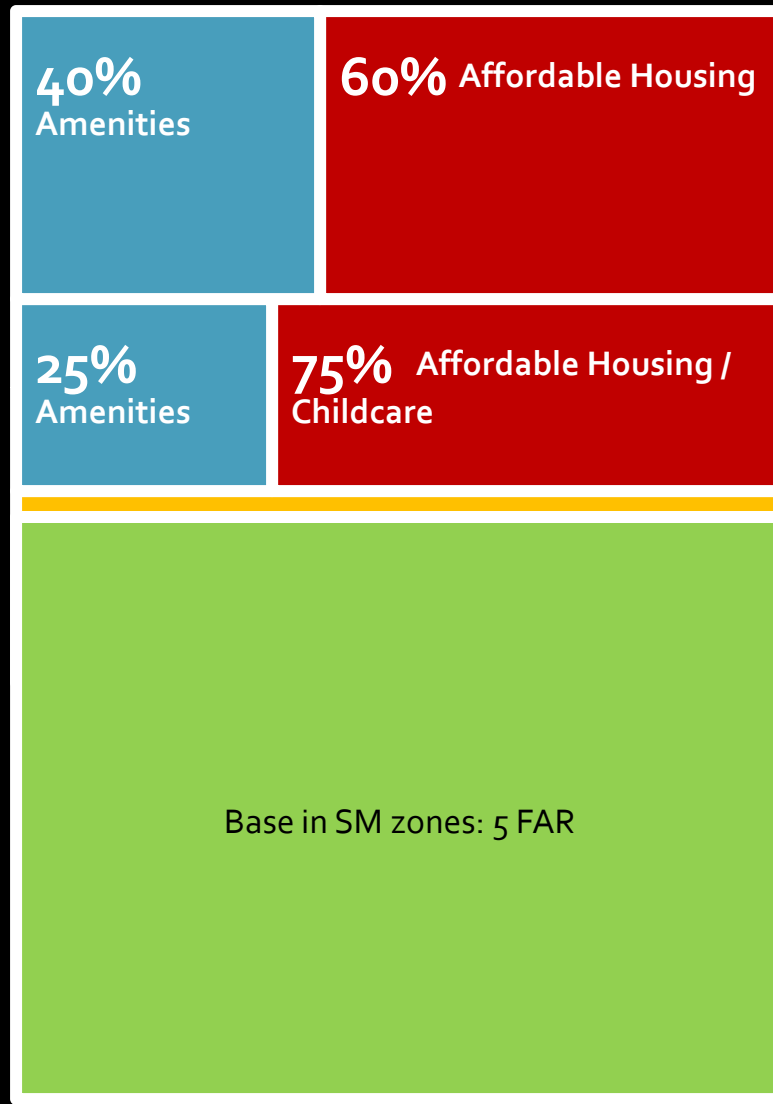
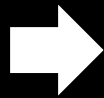


Waterfront



SLU Incentive Zoning

LEED; transportation
demand
management,
energy demand
management,
development and
other standards

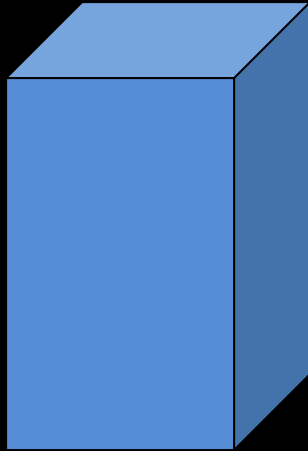


Residential

Commercial

65 – 125'

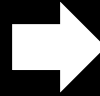
Example: Commercial



Incentive up to 7 FAR

= **80,000 bonus SF**

(~ 4 additional floors,
assuming 20-24,000
SF/floor)



75% for Affordable Housing

= 60,000 SF

*15.6% = 9,360SF

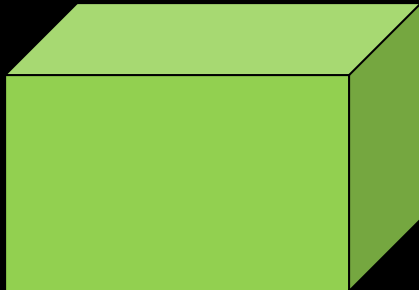
= **14 units**

25% for public amenities

= 20,000 SF

Streetscape payment @

\$22.00/SF = **\$440,000**

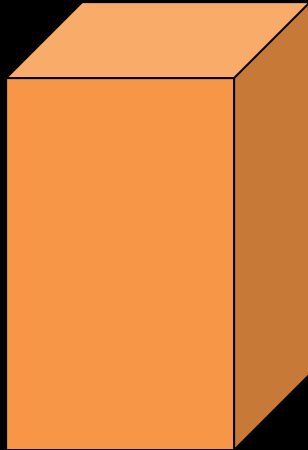


40,000 SF site (~ 1/2
block)

Base Zoning @ 5FAR

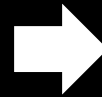
= 200,000 SF

Example: Residential



Incentive up to max height of 240'

= 168,000 bonus SF
(~ 16 additional floors, assuming 20-10,500 SF/floor)



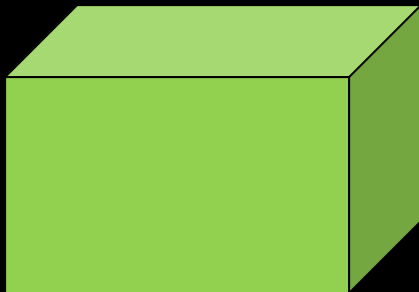
60% for Affordable Housing
= 100,800 SF
*17.5% = 11,290 SF
= 17 units

25% for public amenities
= 67,200 SF

- 40,000 Community Center TDR
@ \$18.94/SF = **\$757,600**

- 27,300 streetscape payment @
\$18.94/SF = **\$515,168**

- 27,200 affordable housing TDR



40,000 SF site (~ 1/2 block)

Base Zoning @ 5FAR
(85')

= 200,000 SF

Public Amenity Priorities

- **A New Center for Community, Arts and Culture at 100 Dexter.**
- **Public Space and Streetscapes.** Pocket plaza, play area, green street or boulevard improvements; bike and transit improvements consistent with UDF / SLU Voluntary Transportation Mitigation Payment Plan (VTMPP). On or off-site, or via in-lieu payment.
- **LEED.** Require LEED Gold to access incentive zoning; tiered bonuses for LEED Platinum.
- **Landmark Preservation.** TDR from landmark buildings.
- **Housing Preservation.** Include red brick buildings as potential Housing TDR sending sites (Carolina Ct, Grandview, Carlton Apts., 502 Minor N, Carolyn Manor Apts., Brewster, Jensen)
- **Reduced Overwater Coverage.** TDR from sites that reduce overwater coverage / provide shoreline habitat improvements consistent with Shoreline Master Program.

Next Steps

- Cross-department Implementation Strategy
- Community rollout with working group in early 2010
- EIS in 2010; rezone early 2011



Thank you!

Marshall Foster, AICP LEED AP
marshall.foster@seattle.gov
(206) 684-8413

Jim Holmes
jim.holmes@seattle.gov
(206) 684-8372

Articulate, advocate and
advance our community's
vision for an exceptional and
vibrant Seattle.